REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

Metro Vancouver

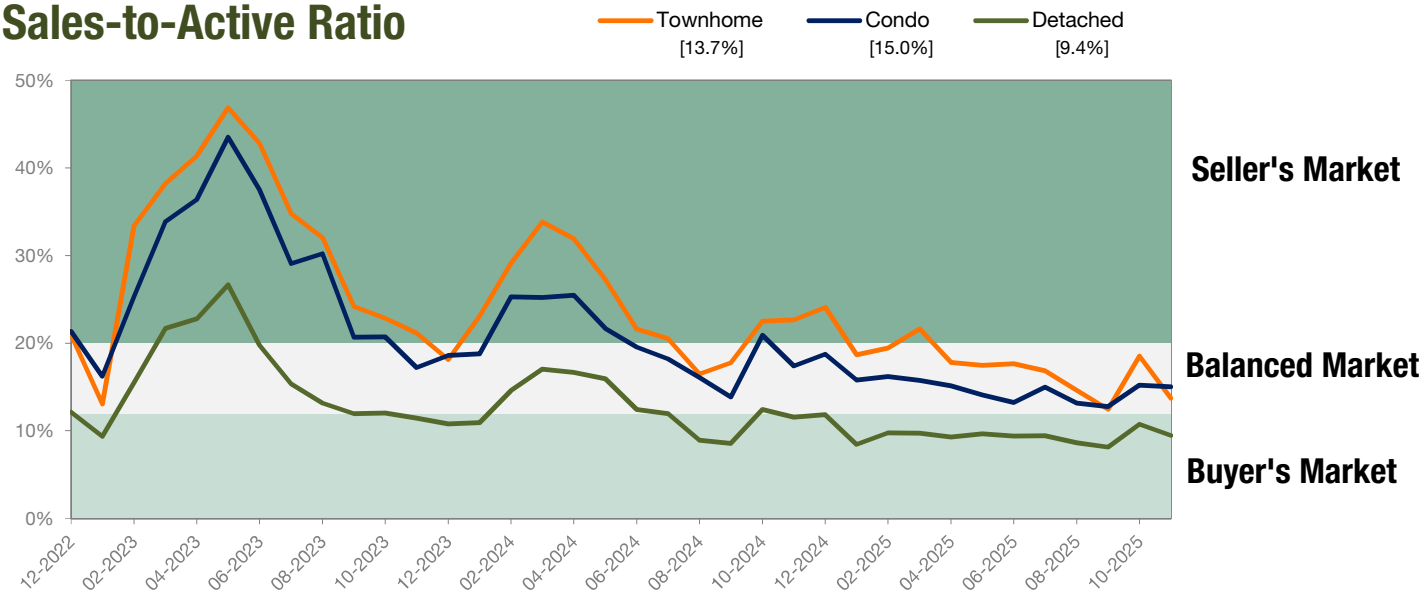
November 2025

Detached Properties	November			October		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**5,768**	5,441	+ 6.0%	**6,482**	5,836	+ 11.1%
Sales	**545**	628	- 13.2%	**696**	724	- 3.9%
Days on Market Average	**51**	45	+ 13.3%	**46**	38	+ 21.1%
MLS® HPI Benchmark Price	**$1,900,600**	$1,985,600	- 4.3%	**$1,908,900**	$1,990,800	- 4.1%

Condos	November			October		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**6,318**	6,276	+ 0.7%	**7,078**	6,671	+ 6.1%
Sales	**948**	1,091	- 13.1%	**1,077**	1,395	- 22.8%
Days on Market Average	**44**	36	+ 22.2%	**38**	33	+ 15.2%
MLS® HPI Benchmark Price	**$714,300**	$753,200	- 5.2%	**$715,800**	$757,400	- 5.5%

Townhomes	November			October		
Activity Snapshot	**2025**	**2024**	One-Year Change	**2025**	**2024**	One-Year Change
Total Active Listings	**1,848**	1,603	+ 15.3%	**2,058**	1,763	+ 16.7%
Sales	**253**	363	- 30.3%	**381**	397	- 4.0%
Days on Market Average	**39**	35	+ 11.4%	**35**	28	+ 25.0%
MLS® HPI Benchmark Price	**$1,065,600**	$1,115,000	- 4.4%	**$1,064,800**	$1,105,700	- 3.7%

Sales-to-Active Ratio



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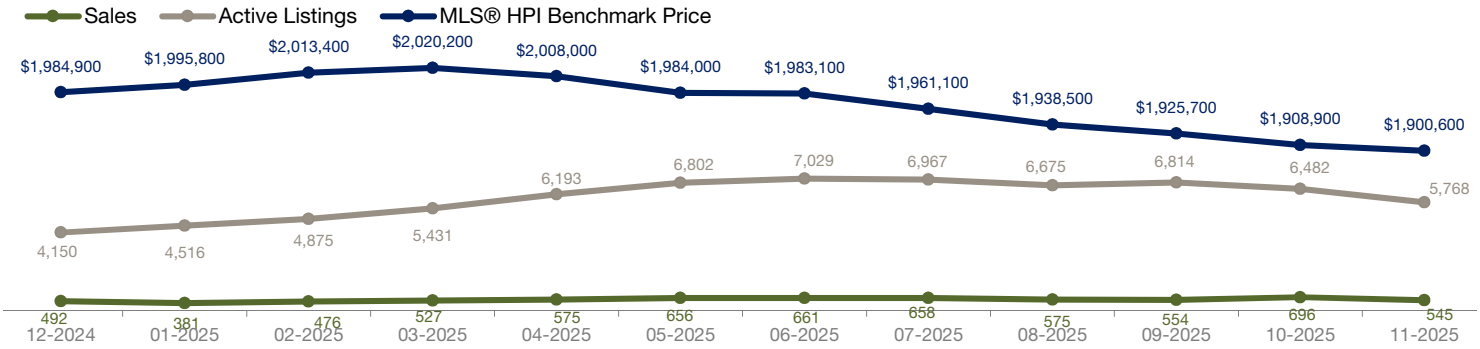
Detached Properties Report – November 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	0	2	0
$100,000 to $199,999	0	8	0
$200,000 to $399,999	6	40	87
$400,000 to $899,999	24	201	58
$900,000 to $1,499,999	164	892	48
$1,500,000 to $1,999,999	166	1,317	49
$2,000,000 to $2,999,999	108	1,591	51
$3,000,000 and $3,999,999	45	769	68
$4,000,000 to $4,999,999	15	353	52
$5,000,000 and Above	17	595	49
TOTAL	**545**	**5,768**	**51**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	6	43	$1,479,100	- 4.2%
Burnaby East	2	42	$1,827,900	- 5.6%
Burnaby North	19	225	$1,920,400	- 7.0%
Burnaby South	15	187	$2,009,900	- 10.5%
Coquitlam	47	487	$1,694,900	- 3.0%
Ladner	14	93	$1,306,000	- 6.7%
Maple Ridge	60	546	$1,237,600	- 3.6%
New Westminster	9	133	$1,494,500	- 5.5%
North Vancouver	56	321	$2,101,500	- 1.8%
Pitt Meadows	10	58	$1,195,500	- 9.7%
Port Coquitlam	20	154	$1,358,700	- 2.3%
Port Moody	7	121	$2,089,600	+ 0.3%
Richmond	53	629	$2,047,600	- 3.4%
Squamish	13	77	$1,633,500	+ 7.0%
Sunshine Coast	40	367	$881,100	- 5.6%
Tsawwassen	14	170	$1,454,200	- 9.3%
Vancouver East	51	635	$1,738,000	- 6.9%
Vancouver West	59	755	$3,172,700	- 4.5%
West Vancouver	34	515	$3,120,500	- 2.7%
Whistler	7	87	$2,476,200	+ 1.5%
TOTAL*	**545**	**5,768**	**$1,900,600**	**- 4.3%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.

Detached Homes - Metro Vancouver



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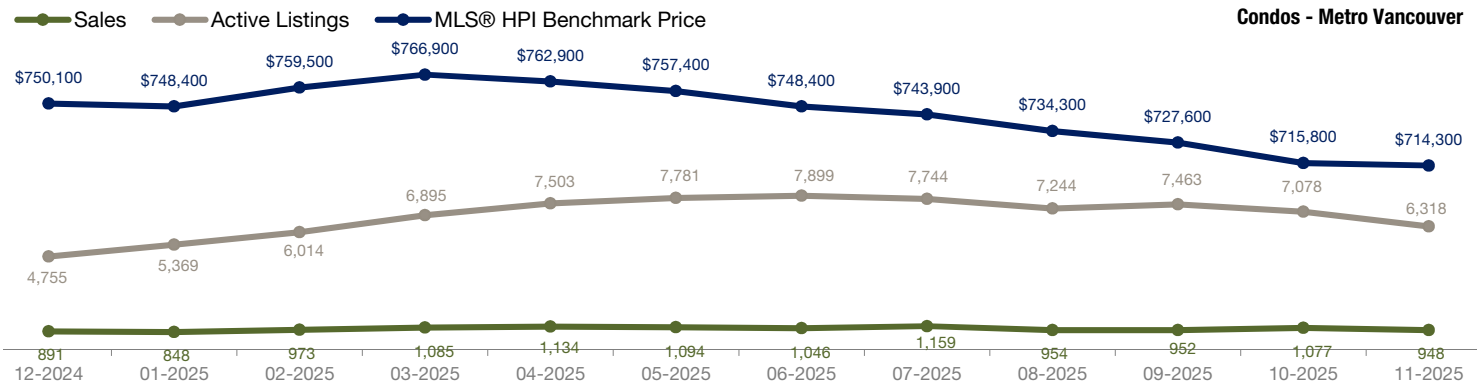
Condo Report – November 2025

Price Range	Sales	Active Listings	Avg Days on Market
$99,999 and Below	3	30	90
$100,000 to $199,999	3	2	159
$200,000 to $399,999	28	194	73
$400,000 to $899,999	716	4,182	40
$900,000 to $1,499,999	150	1,380	45
$1,500,000 to $1,999,999	26	249	54
$2,000,000 to $2,999,999	17	173	70
$3,000,000 and $3,999,999	4	41	78
$4,000,000 to $4,999,999	0	26	0
$5,000,000 and Above	1	41	431
TOTAL	**948**	**6,318**	**44**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	9	96	$759,700	- 4.3%
Burnaby North	67	518	$697,900	- 6.2%
Burnaby South	58	460	$765,600	- 6.6%
Coquitlam	76	561	$685,700	- 5.4%
Ladner	5	17	$665,200	+ 3.0%
Maple Ridge	21	128	$520,900	- 6.2%
New Westminster	42	355	$623,800	- 3.5%
North Vancouver	75	364	$792,100	- 0.7%
Pitt Meadows	9	24	$565,000	- 7.2%
Port Coquitlam	21	106	$597,700	- 4.0%
Port Moody	26	172	$703,900	- 6.6%
Richmond	103	934	$687,300	- 5.8%
Squamish	11	53	$606,800	+ 3.4%
Sunshine Coast	5	31	$500,600	+ 1.8%
Tsawwassen	8	73	$640,700	- 0.7%
Vancouver East	98	488	$653,400	- 5.7%
Vancouver West	262	1,688	$776,600	- 6.2%
West Vancouver	18	101	$1,140,700	- 4.7%
Whistler	33	134	$648,900	- 0.6%
TOTAL*	**948**	**6,318**	**$714,300**	**- 5.2%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.



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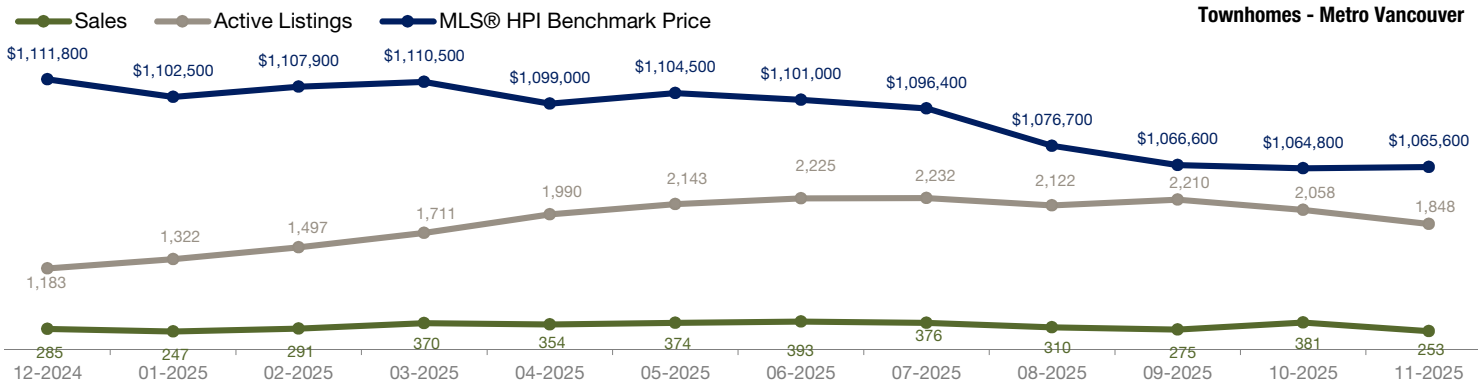
Townhomes Report – November 2025

Price Range	Sales	Active Listings	Days on Market
$99,999 and Below	0	8	0
$100,000 to $199,999	0	3	0
$200,000 to $399,999	0	4	0
$400,000 to $899,999	90	516	40
$900,000 to $1,499,999	135	943	33
$1,500,000 to $1,999,999	20	259	76
$2,000,000 to $2,999,999	6	81	40
$3,000,000 and $3,999,999	2	21	61
$4,000,000 to $4,999,999	0	6	0
$5,000,000 and Above	0	7	0
TOTAL	**253**	**1,848**	**39**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Bowen Island	0	0	$0	--
Burnaby East	7	26	$862,800	- 1.3%
Burnaby North	10	64	$921,100	- 3.1%
Burnaby South	9	65	$983,600	- 3.3%
Coquitlam	20	169	$1,022,500	- 3.1%
Ladner	7	40	$1,023,100	+ 0.2%
Maple Ridge	21	152	$732,800	- 6.1%
New Westminster	11	46	$901,000	- 3.9%
North Vancouver	22	129	$1,290,900	- 4.6%
Pitt Meadows	8	24	$768,500	- 3.6%
Port Coquitlam	20	49	$893,500	- 4.3%
Port Moody	11	46	$986,400	- 1.3%
Richmond	33	371	$1,078,200	- 5.4%
Squamish	14	44	$1,032,300	- 0.6%
Sunshine Coast	3	47	$763,100	- 0.3%
Tsawwassen	6	44	$959,900	- 3.4%
Vancouver East	19	114	$1,066,000	- 3.7%
Vancouver West	23	303	$1,366,600	- 9.9%
West Vancouver	1	39	$0	--
Whistler	8	73	$1,737,200	- 1.8%
TOTAL*	**253**	**1,848**	**$1,065,600**	**- 4.4%**

* This represents the total of the Metro Vancouver area, not the sum of the areas above.



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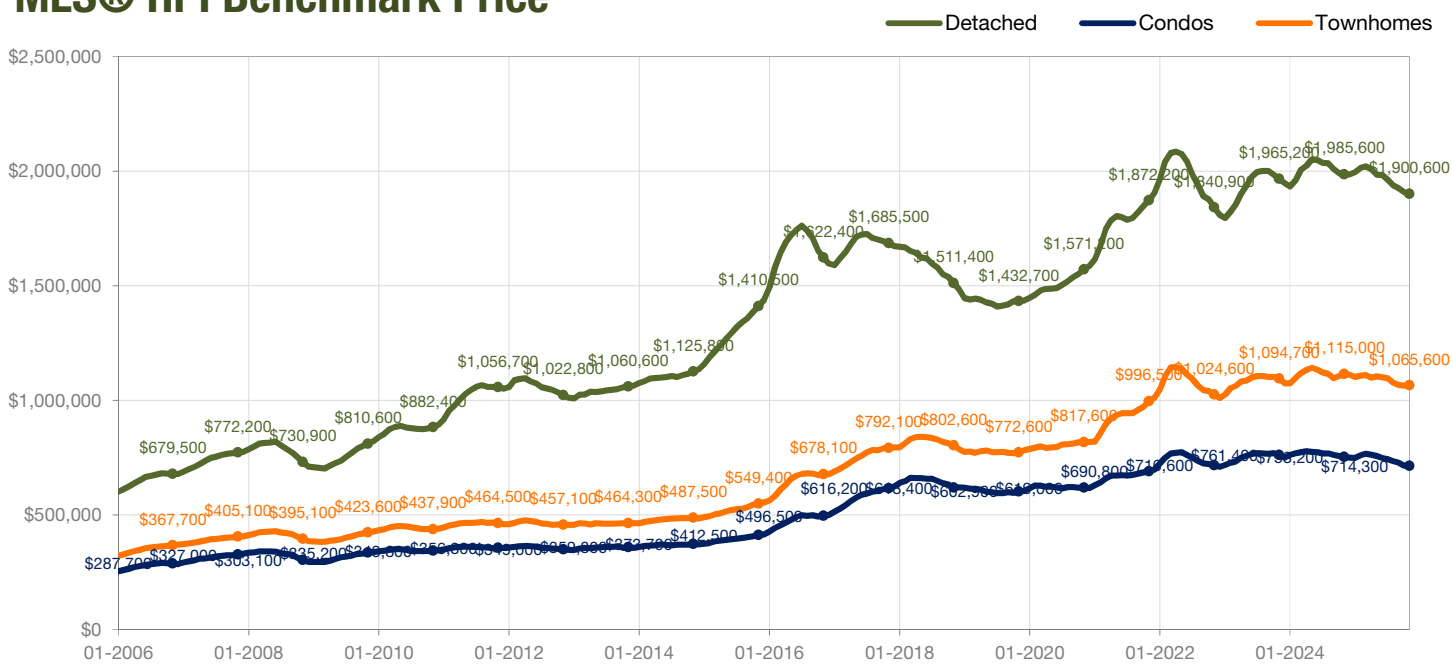
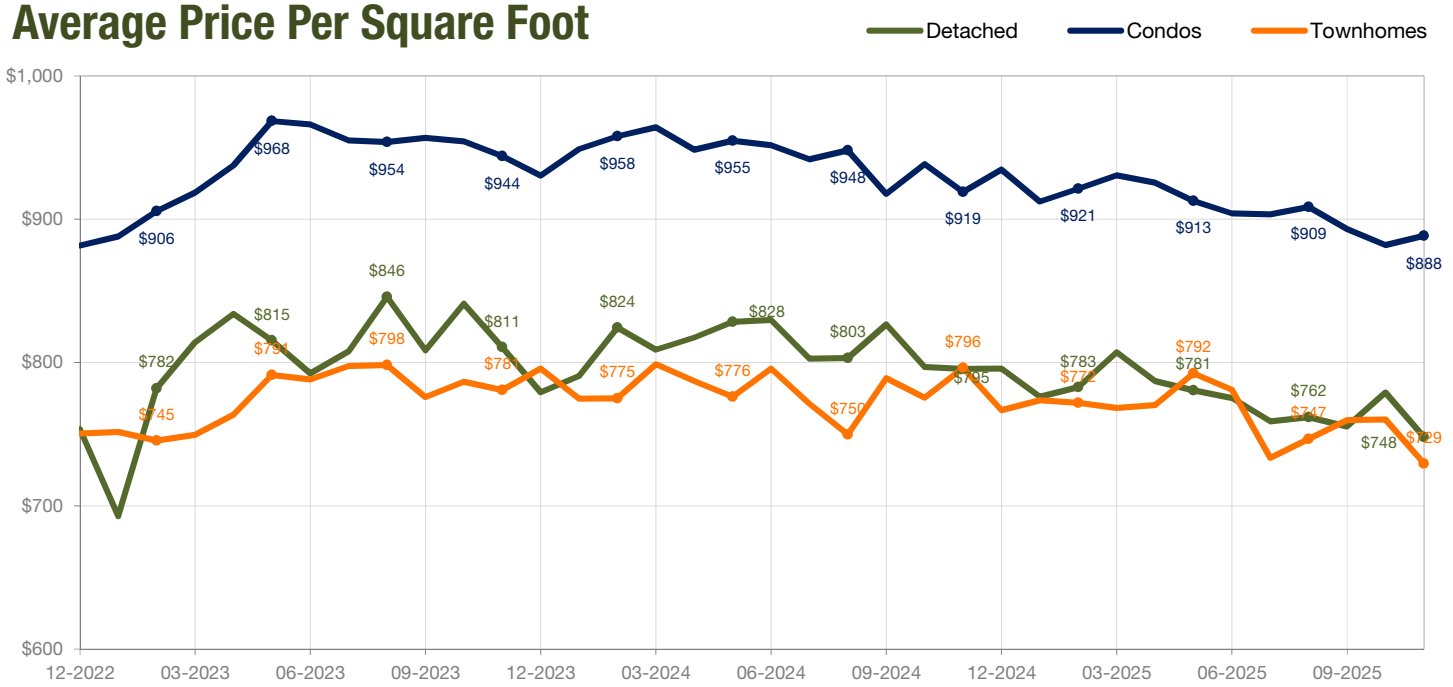
MLS® HPI Benchmark Price



Note: $0 means that there is no sales activity, not $0 as an MLS® HPI Benchmark Price.

Average Price Per Square Foot



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